

District IV Advisory Board
Minutes
April 2, 2003
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The District IV Advisory Board meeting was held at 7:00 p.m. at Stanley Neighborhood City Hall located at 1749 S. Martinson. In attendance were the District IV Council Member, five (5) District Advisory Board Members, six (6) City staff members, and seven (7) citizens.

Members Present

Council Member Bill Gale
Ed Koon
Wayne Wells
Jerry McGinty
Jim Benton
Iola Crandall
Paul Ward

Members Absent

Rex Gray

Staff

Aaron Hamilton, Neighborhood Assistant
Officer Richard Mellard, Patrol West
Officer Tony Bamberger, Patrol West
Officer Miller, Patrol South

ORDER OF BUSINESS

Call to Order

Council Member Gale called the meeting to order at 7:03 p.m. and welcomed guests. **He then** introduced and welcomed Councilman-Elect, **Paul Gray**.

Approval of Minutes

for March 5 and March 19, 2003. Both sets of minutes were approved as corrected.
(Benton/Ward 6:0).

Approval of Agenda

The agenda was approved as submitted. **(McGinty/Benton 6-0)**

PUBLIC AGENDA

The Public Agenda contains requests from members of the public who desire to present matters to the District Advisory Board. Each presentation is limited to a period of five minutes unless extended by the Board.

1. Off agenda items

Kingston Cove Apartments request to open 27th to McLean - Bob Kaplan represented Fidelity Management Inc., the company that manages Kingston Cove while **Scott Logan**, traffic

engineer, handed out information. **Kaplan** gave a background of impediments for the apartments related to traffic. All apartment traffic has to go through the neighborhood or from Seneca. They have worked with City staff, attended the SWNA meeting and gathered support from both groups. Kingston Cove has 251 apartment units.

Clark Bastain made the following observations on behalf of the apartments pertaining to the effects of opening 27th street:

- 1) Should eliminate much traffic through the neighborhood.
- 2) No cost at all to the City or neighborhood. All expenses of the project will be handled by Fidelity Management Inc.
- 3) The curve in the proposed street would come from Kingston Cove, so no right-of-way from any other property owners would be required.

Ken Hill, architect, said the City recommends right-in and right-out only and Fidelity (Clark Bastain) will accept this. They would prefer a drive directly to Kingston Cove, but the City opposed because of right-of-way issues.

Scott Logan explained the proposal would be a better utilization of McLean. Staff was concerned about the impact on McLean, hence the right-in, right-out. The goal is to take traffic out of the neighborhood. A deceleration lane would help with speed on McLean. If left turns were allowed, McLean would have to have a light erected in the intersection to get traffic in and out.

The following are questions and comments from the Board and citizens. Answers are in italics where applicable.

Bill Gale asked why a drive could not go directly to the apartments? *It would help with through traffic.*

Ed Koon - Any projection on increased traffic? *With 251 apartments taking 6 trips per day, 500 to 600 would enter from McLean leaving about 1,000 total cars entering the neighborhood.*

ER - Would traffic increase in the neighborhood? *Should alleviate traffic in the neighborhood.*

Jerry McGinty – Were there traffic checks on McLean and Pawnee? *Could be an annual count. Wanted to talk to neighbors and Fidelity before taking counts.*

Dan Disney - Asked if access could be attained without using 27th street. He opposes as he thinks it will open up a 1/4 mile drag strip. His kids live on that corner, doesn't see any benefit.

Jim Gibson - Kingston Cove increased traffic when it was built. He opposes.

Randy Bomgardner - No one heard about the SWNA meeting. He thinks rerouting traffic from one section to another rather than improving traffic flow. Thinks whole neighborhood will funnel down that neighborhood. Doesn't want a street-light or more traffic. 1,000 more trips a day as

apartments plus 1,000 cars. Thinks Kingston Cove should cut street on Kingston Cove apartment property.

Ella Deines - Concerned about bikes and motorcycles across her property, submitted a letter.

Arnold Florio - Moved there because of the cul-de-sac like atmosphere. What will they gain other than increased traffic? Opposes.

Davis - Will use the open street.

Irene Armstrong - Look at the big picture, this will take traffic from Osage. There is always resistance to change. She referred to turn lanes on Seneca and the original opposition. SWNA supports as it helps the bigger community. Neighborhood Association meets at Osage Rec Center every 4th Thursday.

Clark Bastain - Speaking on behalf of Kingston Cove, it has been locally owned for 26 years. They want to make access easier for Kingston Cove residents and potential residents.

Officer Rose - Has a study been done about putting a stop light up? *With no left turns, so no signal considered because of cost.*

Don Walden - Thinks right-in, right-out is wrong.

Gale - Can people petition for no parking? *Yes.*

Officer Bamburger - Why not the private drive? *Major intersection off an arterial. Wanted to serve the neighborhood.* Would traffic engineer want another thruway as there is already speeding there. *It is an option to use private property.*

Paul Gray - Are Kingston Cove apartments parking lots connected? **Kaplan** - *Abandoned railroad right-of-way is a problem as it isn't clear, who owns it. Fidelity prefers direct access. The issue is traffic. He doesn't think traffic will increase. Why would someone take a residential street when 31st St. is right there?*

Bomgartner - it's ridiculous to say traffic will be decreased, thinks that is absurd.

Kaplan - Will design an ingress only turn off of MacArthur, if a condition of approval was incoming only.

Disney - thinks only Kingston Cove will benefit, no traffic "winds through".

Florio - Asked how many support? Kingston Cove has been good stewards of their property.

Jim Benton - Proposed entry from McLean.

Bastain - Works for him.

Bamberger - Thinks there should be gates.

Eric Johnson - Thinks property value will go down. Thinks they should block off 27th and Exchange.

Deines - When Midland Railroad abandoned property, County clerk said it is on the tax roles.

Davis - Explained property went to property owners.

Mellard - Would like to see Kingston Cove get their entrance. Thinks opening 27th will increase traffic flow that would be used by outside traffic.

Amos Nitka - Thinks we'll have to make McLean see more traffic and will cost taxpayers for the future traffic lights.

Paul Ward lives in the neighborhood, doesn't think traffic will affect Exchange as much as everyone thinks.

Disney - Did Ward see an increase in traffic when the street was improved?

Ward - No.

McGinty - In favor of right turn into Kingston Cove.

Koon - thinks the curve would be deterrent to speeding and is in favor of the original proposal, as it would benefit the whole neighborhood.

Initial Board Action: Check into ROW for direct access and cut off before it gets to 27th. No 2nd. (Benton)

Final Board Action: A motion was made to approve the original proposal. The motion passed 5:1 (McGinty/Koon).

Gale - Explained this is an advisory board decision but the Council has the final say and is the next step. He does want the residents to be informed.

Staff Presentations

2. ZON2002-00073 - Zone change from "GC" General Commercial and "SF-5" Single Family Residential to "GC" General Commercial. Generally located south of 61st street South and east of Seneca. This item is being revisited for further citizen input.

Bill Gale - Explained the background, the DAB approved as changed (zoning). MAPC said the same. He asked for neighbors to have another chance to speak.

Scott Knebel - Sent a letter to all protesting parties, no one contacted him.

Board Action: A motion was made to reapprove the original board action (pass as presented) and passed 5:0:1 (Koon/Ward). McGinty abstained as he is also on MAPC.

3. ZON2003-00011 - Zone change from "MF-29" Multi-Family to "No" Neighborhood Office. North of Irving and east of Meridian.

Scott Knebel - Property complies to many requirements, but not all. Proposed bringing property up to meet all requirements.

Benton - noted "east" on page 1, but "west" on page 2.

Kathy Ward - Submitted pictures to the DAB for viewing.

Board Action: A motion was made and approved to approve subject to the protection overlay condition 5:0:1(Koon/Ward). McGinty abstained.

Unfinished Business

4. Progress Reports on Traffic Issues/Requests:

35th and Seneca - Scott Logan, Traffic Engineer, reported a "no left turn" sign was placed at 35th and Seneca on February 17th. The following statistics reported from that date to present:

35th Street before (left turns) - 37
After the sign was posted - 14.

34th Street - No net increase or decrease. He feels it was a success. Recommends maintaining status.

Board Action: A motion was made and approved to close the subject. (Ward/Benton)
McGinty thanked Scott for following up on the issue.

Stop sign at Douglas and Elder - Scott Logan - presented in October based on concern - put a large stop sign there.

2000 - 1 accident
2001 - 5 accidents
2002 - 4 accidents
2003 - 0 accidents
feels it has been a success.

June Bailey – Lives two blocks down from there, a car flipped in January as traffic moved down two blocks. There are still no stop signs on Elder at all.

Logan - Typically, stop sign affects 200 to 300 feet, but beyond that it has no affect.

June Bailey - Thinks current stop sign is good, but would like to see the topic stay on agenda.

Koon - Uses Elder because there are no Stop signs. He hasn't seen the speeding, thinks it is logical.

Gale – Asked the police to speak to Sgt. Quick at Patrol West to get speed trailer on Elder (new one with computer to monitor speeds). North of 2nd or on 1st and Elder. Bring to DAB when the numbers are in with a report.

Board Action: Revisit in six months (October).

Community Police Report

Community Police Officers for District IV will report on specific concerns for the area.

Officer Mellard - Thanked Scott Logan and traffic engineering for help with Mayberry. He also welcomed and introduced **Officer Miller**.

Officer Bamberger - April 19th is the South Seneca Parade. Line-up is at 8:30; Flag Ceremony at 10:00; and the parade at 10:30. Bosley Tire is sponsoring a car show. Kelly Elementary is working on traffic issues around Kelly Elementary. They need additional parking lots.

Bill Gale - Thanked the Community Police for attending.

Board Action: Receive and file.

Board Agenda

5. Updates, Issues, and Reports

Paul Ward - New Neighborhood Association president of SWNA is Bill Gale.

Iola Crandall - Neighborhood cleanup from Douglas to Kellogg had 6 officers, 20 volunteers and Wayne. Meeting tomorrow by Kurt Schroeder.

Jim Benton - missed last due to a death in the family.

Koon – Attended the first meeting of the fireworks task force. Ribbon-cutting Saturday, April 5 for the Lionel Alford South Regional Branch Library.

McGinty - Sunflower Neighborhood Association is getting a new President, Iola. Attended MAPC as District IV representative.

Wells - April 19th is Neighborhood University. Delano Design guidelines passed.

Bailey - SWVNA now has Wildwood Park. They hope to dedicate as an official park in the next couple of months. Anther park is being added by using land from Griffenstein. It will be named after Leon Robinson. It is located on the corner of Washington and Waussau. Trying to get access from McLean to Watson Park..

Brian Dealer - treasurer of Orchard Breeze. Car show April 5th at Kiwanis Park (10 - 5) alternative date of May 3rd if it rains.

Gale - Task force established to look at user fees for city services. Parks, are the main issue. Let him, Aaron Hamilton or Paul Gray if interested in serving. Introduced his wife Charissa Jarboe-Gale. Newman University rerouting on Council meeting, approved DAB recommendation. Looking at empty fire stations to be marketed for sale while still looking at City uses in them. Thanked DAB members for their service. He is thankful to them for the work they do and consideration of matters. Believes the DAB leads to better solutions in the end. The DAB helped make his job easier.

Wells - thanked Bill for support of neighborhoods and is glad he will still be around.

A motion was made to adjourn at 9:17 p.m. and passed 6:0 (Wells/Ward)